



Newsletter



► Director's Note

The SA Tomorrow Story

Comprehensive Planning Program

FAQs

SA Corridors



Summer 2017 | Issue 1

Contents

- 01** Director's Note
- 02** Comprehensive Plan Vision
- 03** The SA Tomorrow Story
- 04** Comprehensive Planning Program
- 06** SA Corridors
- 08** Frequently Asked Questions

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SUBSCRIPTIONS

VISIT WWW.SACOMPPLAN.COM OR E-MAIL

SATOMORROW@SANANTONIO.GOV

WRITE TO: 1400 S. FLORES ST. SAN ANTONIO,
SAN ANTONIO, TX 78204

WWW.SATOMORROW.COM

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Director's Note



Bridgett White, AICP
Director, City of San Antonio
Department of Planning

Hello,

Welcome to the first edition of the SA Tomorrow Comprehensive Plan newsletter from the City of San Antonio Department of Planning for residents and community stakeholders. Thank you for signing up to receive a copy! As we begin to implement the city's first ever modern Comprehensive Plan, we look forward to keeping you involved and informed throughout the process!

The Department of Planning is the key City department charged with facilitating implementation of SA Tomorrow. The first phase of implementation will include the development of a future land use map for the entire City of San Antonio, something that we do not have today, but is needed in every world class city. In order to develop our future land use map, my department will work with the community through a collaborative community planning process. Our commitment to the community is that we will work with a diverse group of residents, business owners, and other community stakeholders to focus the department's attention on not just the city planning process, but also the implementation of the adopted new plans. These plans - the Comprehensive Plan, the Multimodal Transportation Plan, and the Sustainability Plan - provide a strategic framework to address the opportunities and challenges of a growing city.

San Antonio is planning boldly. We are asking hard questions, confronting our challenges and taking steps to implement solutions. I look forward to working with each and every one of you to plan for the future growth and development of our community. Our door is always open should you have any questions. We welcome your input and continued involvement.

Thank you,

Bridgett White, AICP

SA Tomorrow Comprehensive Plan Vision



SA Tomorrow is the story of a great American city.

San Antonio is a **dynamic city with neighborhoods** that are complete with **unique places** that define their **character** and **celebrate our history**. Our corridors **unite residents** and our businesses, using cutting-edge multimodal options that **connect our neighborhoods to vibrant regional destinations**. Our infrastructure supports a **healthy and safe** lifestyle while making San Antonio an **efficient, resilient city**. Our economy is the envy of the county, with a **thriving and ever expanding business sector**. San Antonio maintains an elite status in the country, **supports the military** missions that keep our country safe while supporting the best number of **military personnel** that call San Antonio home. We nurture our future, with a **thriving natural environment** as well as **quality education** and opportunities for all children...they will inherit **a truly great and sustainable city**. San Antonio is a **diverse and thriving** community, with a local government that's **accountable, innovative and responsive**.

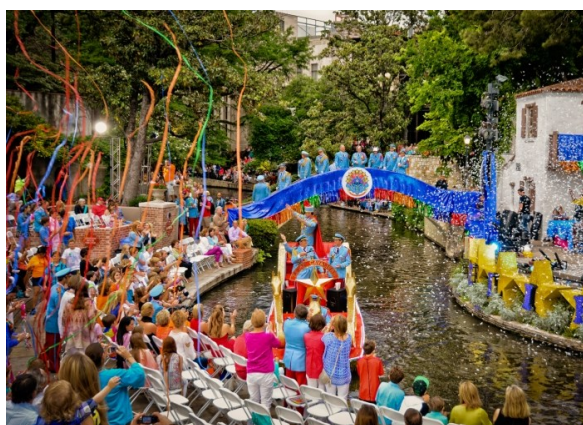


This is the story of a great American city...
SA Tomorrow.

The SA Tomorrow Story

In 2014, our community embarked on the momentous effort of developing a modern Comprehensive Plan by reviewing and updating the 1997 Master Plan Policies and myriad of other plans including sector plans, neighborhood and community plans, community and development plans and perimeter plans, just to name a few.

The primary objective in undertaking the current Comprehensive Plan was to engage the community in the refinement and implementation of our vision for growth and development established by SA2020. A cohesive and holistic vision and an updated Comprehensive Plan is critical to the long-term success and health of our community. The Comprehensive Plan is the guiding document that San Antonio agencies, residents, employers, developers and other stakeholders use to ensure that San Antonio evolves in a manner this is consistent with our stated vision. It shapes the places we live, work, shop, and play. It guides the public services, infrastructure, and capital investments that help make San Antonio so desirable. Additionally, it guides the use, density, and design of buildings within San Antonio, directly shaping the city's physical form as it changes and develops in the future.



What emerged from this process of civic engagement was a new vision for San Antonio, based around the community's desire to harmoniously integrate projected growth in our community while also protecting our culture and identity by defining the necessary steps to guide strategic development. Ultimately, the plan to achieve the vision for San Antonio into the year 2040, was adopted in August of 2016: the SA Tomorrow Comprehensive Plan.

The Department of Planning is committed to ensuring that the Comprehensive Plan is flexible enough to account for changing community conditions and emerging priorities in each area of the city. SA Tomorrow recognizes the importance of our existing community areas, as they are the foundation of our city and will continue to play a critical role as we begin implementation of our Comprehensive Plan process.

Your ideas, insights and suggestions are essential to a successful planning process. You can help determine how the Comprehensive Plan should address the city's current and future needs and improve the quality of life for all. Your input will be used to ensure that the Comprehensive Plan remains visionary and responsive to the needs of the community in San Antonio.

Comprehensive Planning Program

The SA Tomorrow Comprehensive Plan addresses wide ranging and interconnected citywide issues. Based on the long range vision for San Antonio, the Comprehensive Plan provides strategic direction for decision making and community investment. Part of the implementation process of the Comprehensive Plan is development of sub-area plans for 13 Regional Centers and 17 Community Areas that collectively cover the entire city of San Antonio. These planning areas make up the future land use map for the City of San Antonio; the City's Comprehensive Planning Program. The planning program serves as a main component of the work program of the Department of Planning.

Sub-area plans are detailed plans prepared for smaller geographic areas within the city. The areas can encompass neighborhoods, corridors or other types of special districts with cohesive characteristics and similar challenges (ex: Southtown Arts District, UNESCO World Heritage Missions, etc.).

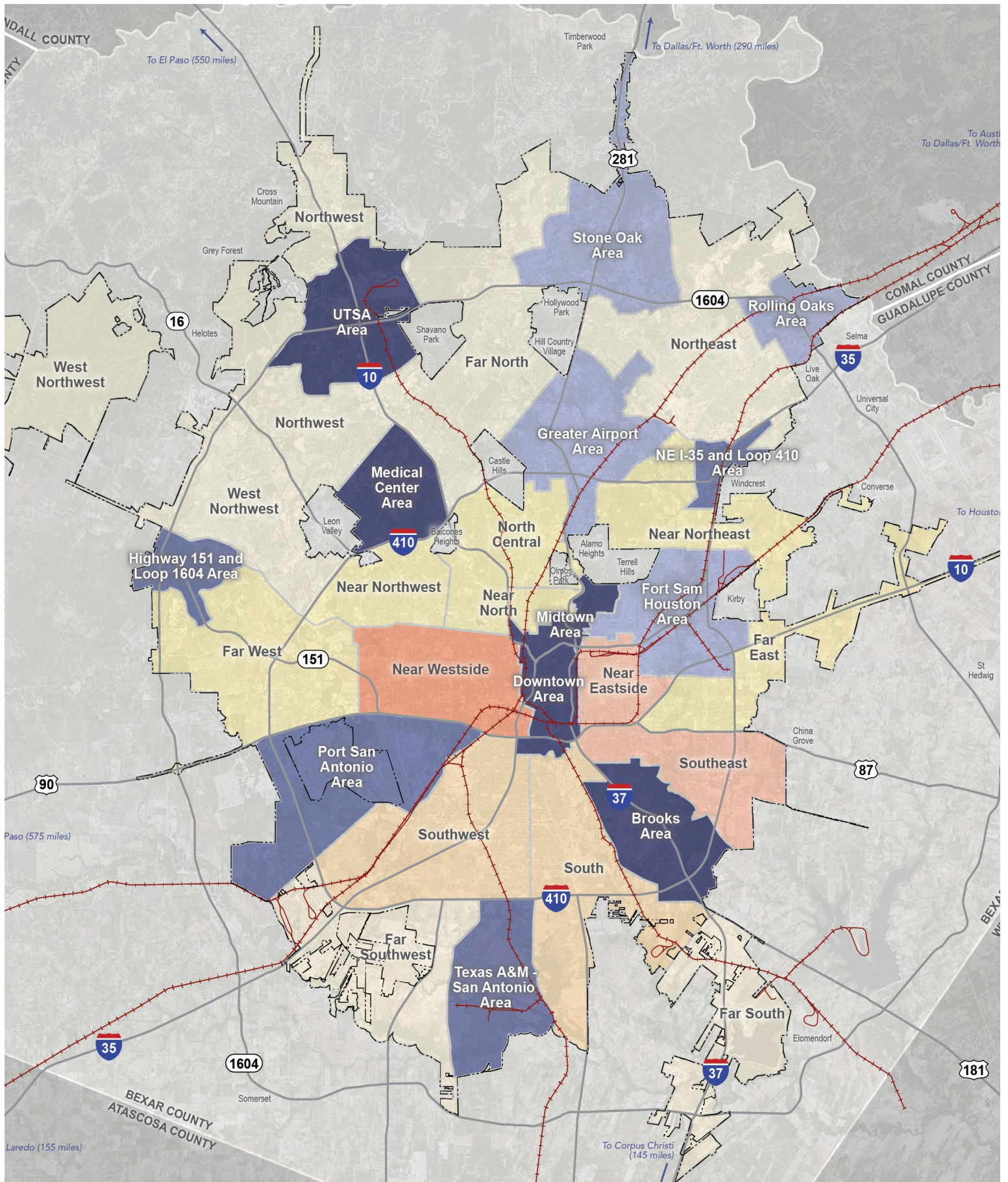
The intent of Sub-Area plans is to ensure that planning at all levels in San Antonio is completed in an efficient and effective manner with meaningful participation. Planning at this scale, allows the implementation strategy to be updated at regular intervals to better respond to unanticipated opportunities and challenges and to support the long term vision and goals of the Comprehensive Plan.

The following areas have been identified and included in our planning process for the phase one implementation program:

- ◆ **Downtown Regional Center Plan**
- ◆ **Midtown Regional Center Plan**
- ◆ **Medical Center Regional Center Plan**
- ◆ **Brooks Area Regional Center Plan**
- ◆ **UTSA Area Regional Center Plan**
- ◆ **Near Westside Community Plan**

The Sub-Area plans will provide detailed strategies regarding: land use, economic development, transportation and mobility, housing, parks and open space, place making and urban design, and infrastructure. The plans will also identify potential catalytic sites and investment and implementation priorities. All these aspects will align with other important citywide plans including the SA Tomorrow Multimodal Transportation Plan, SA Tomorrow Sustainability Plan, Parks and Recreation 2017 System Strategic Plan, and the Metropolitan Health District's Community Health Improvement Plan.

The map on the next page identifies proposed boundaries for the 13 Regional Centers and 17 Community Areas.



SA Area
Planning
Phases

LEGEND

- City Boundary
- Major Highway
- Rail Line

Regional Center Plan Areas

- Phase 1
- Phase 2
- Phase 3

Community Plan Areas

- Phase 1
- Phase 2
- Phase 3
- Phase 4
- Phase 5

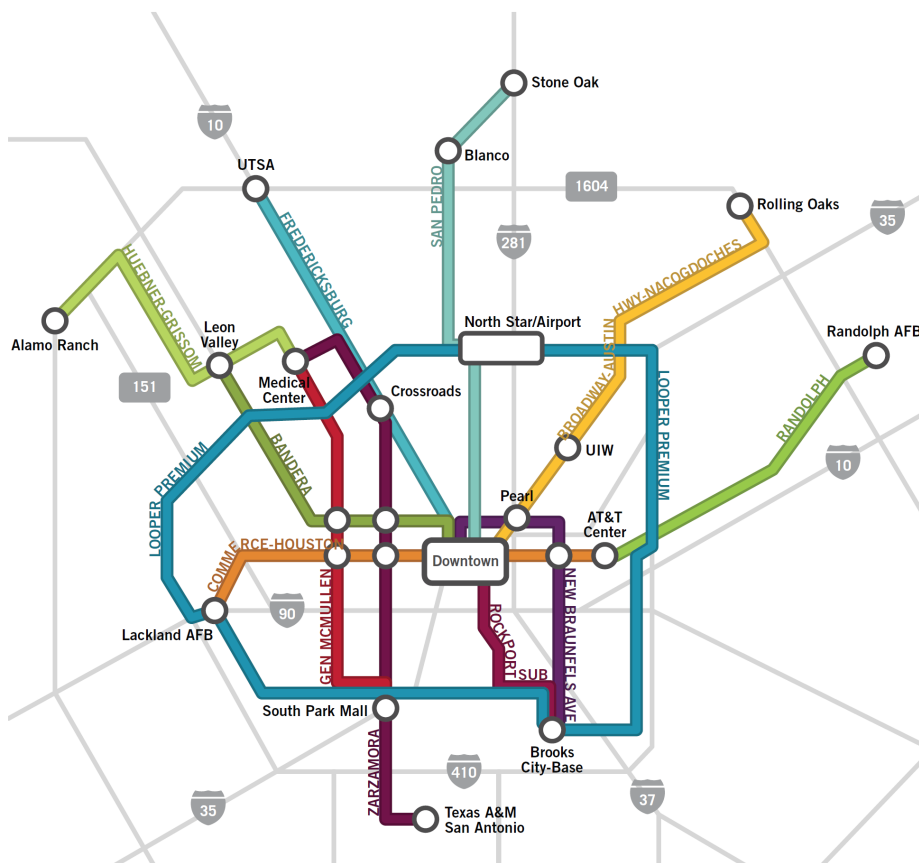
Implementing SA Tomorrow

WHAT IS SA CORRIDORS?

SA Corridors is a collaborative, city-wide effort, led by the City of San Antonio Department of Planning and supported by VIA Metropolitan Transit to plan for the expected 1.1 million additional San Antonians expected by 2040.

Through collaboration with VIA Metropolitan Transit, SA Corridors will lay out a future for our city that is equitable, sustainable, and efficient by creating a unified future land use plan that will align with SA Tomorrow and VIA Vision 2040, VIA's Long Range Plan. The recommended future land use map and plan for the corridor areas will respect existing small area and neighborhood plans while helping to implement SA Tomorrow. Eventually, this effort will be expanded to cover all of San Antonio.

THE PROJECT AREA



As part of the process, VIA Vision 2040 and SA Tomorrow have identified 12 corridors as areas where future growth should be concentrated, where appropriate.

SA Corridors is a study of the 12 corridors in VIA's Vision 2040 Plan identified for "premium" transit. That means we will be planning future growth in areas within a 1/2 mile of VIA's current and proposed Bus Rapid Transit (BRT) and Light Rail transit lines within the San Antonio City Limits and in surrounding communities. Through detailed analysis and public outreach, SA Corridors is creating a road map for how we grow around our transit system.

If you'd like to learn more and be engaged throughout the project visit, www.sacorridors.com



SA Corridors

WHAT DO WE NEED

TO DO TO MAKE SA'S TRANSIT CORRIDORS SUCCESSFUL?

01 MAKE SURE ZONING IS TRANSIT-SUPPORTIVE



Zoning in transit station areas should allow for a mix of housing and activity-generating commercial uses with reduced minimum off-street parking requirements.

Less Parking



Diverse Housing Options



Mix of Uses

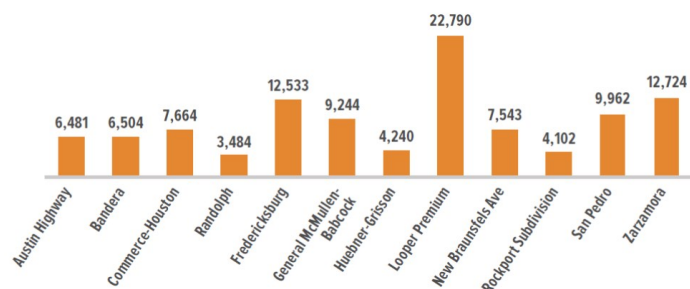


02 PRESERVE AFFORDABLE HOUSING

Development incentives, such as density bonuses, should be offered to encourage the production of long-term affordable units.

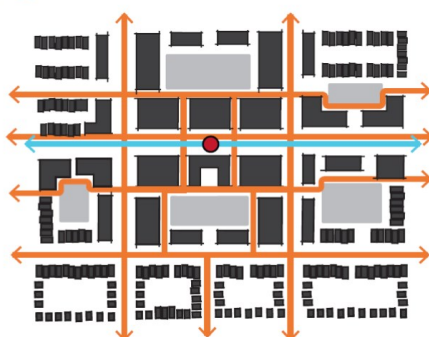
Number of affordable units for households making less than 50% of median income, but not protected by long-term affordability requirements.

Vulnerable Affordable Housing Units



Source: Envision Tomorrow Corridor Housing preservation tool

03 IMPROVE WALKABLE INFRASTRUCTURE



Access to transit stations from surrounding neighborhoods should be improved through sidewalk improvements and signalized crossings.

Streetscape Improvements



Enhanced Crossings



Bicycle Infrastructure



Frequently Asked Questions

The Frequently Asked Questions below represent some of the more common questions San Antonio residents, neighborhood associations, and other community stakeholders have asked as we begin our sub-area planning process.



What will happen to neighborhood associations?



Neighborhood association boundaries were a major consideration for determining the final planning area boundaries. Wherever possible, plan boundaries were drawn to encompass an entire neighborhood within a single planning area.

It is the hope that implementation of the Comprehensive Plan through regional center and community plans will actually strengthen neighborhood ties and improve working relationships with other associations and community organizations by bringing these diverse groups together in a collaborative effort – planning for the growth and development of our community.



What will happen to the adopted land use plans, i.e. neighborhood plans, community plans, etc. ?



Adopted plans have been critical documents for the city and represent the future planning desires of many of our neighborhoods. Where they exist, neighborhood or community plans have provided future land use designations that guide the legally prescribed zoning for our city.

However, the City is pursuing a modernized planning approach focused on three more manageable geographies: regional centers (13), community plans (17), and corridors (approximately 12). Each neighborhood in the City will be included as a component of either a regional center plan or a community plan, and will have representation on the corresponding Planning Team. As we produce the new regional center, community, and corridor plans, we will work to incorporate elements from existing adopted plans that address land use.

Frequently Asked Questions



What is the role of the Steering Committee and Planning Team?



The Comprehensive Plan Steering Committee advises the Department of Planning on implementation of the regional center, community, and corridor plans.

The committee is comprised of community stakeholders, including area residents, representatives of government agencies, boards and commissions, and an elected official. Many of these individuals were involved in the working groups that developed the SA Tomorrow Comprehensive Plan.

Each regional center or community plan will have a Planning Team. They will be comprised of representation from registered neighborhood associations, institutions, property owners, major employers, and partner agencies. The Department of Planning & Community Development will be the lead City agency facilitating development of the plans. The Planning Team will advise on the planning process and community engagement; will review drafts of work products; and work closely with DPCD staff and the consultants to ensure a high-quality plan is produced.



Do you have a question we can answer in a future issue of the Newsletter?

Submit it to SATomorrow@sanantonio.gov



CITY OF SAN ANTONIO
**DEPARTMENT OF PLANNING
& COMMUNITY DEVELOPMENT**

1400 South Flores Street
San Antonio, Texas 78204



RETURN SERVICE REQUESTED

Stay Connected!

There are multiple ways to engage in the process and help shape the future of your City.

1. Email SATomorrow@sanantonio.gov
2. Attend a public meeting
3. Reach out to your Council District to learn about future developments in your area.
4. Talk to your family, friends, and neighbors about the future of our City and encourage them to participate.
5. Like us on [Facebook](#), [Instagram](#) or [Twitter](#) by searching for **SATomorrow2040**